

October 11, 2007

Linda Ketellapper, SFD-7-5  
U.S. Environmental Protection Agency, Region IX  
Superfund Division  
75 Hawthorne Street  
San Francisco, CA 94105

**Re: Response of KIK-Socal, Inc.  
104(e) Request for Information -  
Omega Chemical Superfund Site**

Dear Ms. Ketellapper:

On behalf of KIK-Socal, Inc. ("KIK"), we hereby submit this response to the U.S. Environmental Protection Agency's August 13, 2007 Information Request (the "Request") to KIK. On October 2, 2007, I spoke with Steven Berninger of EPA, who approved an extension of time up to and including October 12, 2007. Before responding to each question in turn, this response sets out several general objections.

*The Request is overly broad and unduly burdensome.* KIK objects generally to the overly broad and unduly burdensome scope of the Request. We have provided responses that are within KIK's actual present knowledge or available through a review of relevant facility files. We have not performed any independent investigation of facts or information beyond the company's present knowledge or undertaken any scientific or engineering studies, even though the Request could be read to require such additional investigation because of its extraordinary breadth.

*The Request seeks documents highly unlikely to be relevant.* KIK objects generally to the Request to the extent it seeks documents that are highly unlikely to be relevant to the investigation and cleanup of the Omega Chemical Superfund site, or to any person's potential responsibility for those response actions. Responding to the Request under a very limited deadline is sufficiently burdensome to KIK without having to search its files and develop responses that are not reasonably calculated to lead to relevant information.

*The Request seeks privileged information.* Because some documents and information sought by the Request fall under the protection of various privileges, KIK objects generally to the Request to the extent that it may seek these privileged materials. This general objection includes materials subject to the attorney-client privilege, the attorney work product doctrine, the self-critical analysis privilege, or other relevant privileges.

# BRACEWELL & GIULIANI

Linda Ketellapper  
U.S. Environmental Protection Agency, Region IX  
Page 2  
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KIK reserves the right to supplement its responses in the future if it discovers additional, inconsistent, or conflicting information. The answers herein represent KIK's good faith efforts to satisfy a broad and complex series of requests within a short time frame. As a result, some of the responses, documents, or information provided herein may at some point require supplementation or clarification. Also, to avoid duplication, KIK has not attempted to include in this response any information that is known to it or its counsel only because that information has been provided to us by EPA in connection with this matter.

The responses below were all developed in consultation with Scott Churbock, Vice President of KIK Corporation, Robert Ronald Brown, Production Manager, General Manager for KIK-Socal and Raymond J. Wetter, Processing Operator, Production Supervisor, HESS Manager for KIK-Socal. Notwithstanding the foregoing objections, and without waiving the right to raise and litigate such issues at a later date, KIK hereby provides the following answers to the questions set forth in EPA's 104(e) Request in Enclosure B.

We appreciate the opportunity to provide this response to EPA's Request on behalf of KIK-Socal, Inc. Should you have any questions or wish to discuss this matter further, please contact me at (512) 542-2134.

Very truly yours,

Bracewell & Giuliani LLP



Timothy A. Wilkins

TAW/hjl  
Enclosure

## ENCLOSURE B: QUESTIONS

1. *State the full legal name, address, telephone number, position(s) held by and tenure of the individual(s) answering any of these questions on behalf of Kik-Socal, Inc., corporate successor to T-Chem Products, Inc., concerning the facility located at 9028 Dice Road, Santa Fe Springs, CA (the "Property").*

FOIA ex 6, Personal Privacy

Production Manager, General Manager  
Hire Date: May 8, 2000

FOIA ex 6, Personal Privacy

Processing Operator, Production Supervisor, HESS Manager  
Hire Date: November 2, 1987

Timothy A. Wilkins, Bracewell & Giuliani, LLP, 111 Congress Ave., Ste. 2300, Austin, Texas 78701, assisted in the preparation of these responses as outside counsel to Kik-Socal, Inc.

2. *State whether you are a past (including in the form of T-Chem Products, Inc.) or current owner of the Property. If so, provide a copy of the deed or other recorded instrument of conveyance evidencing your ownership of the Property. As part of your response, identify the dates you owned the Property.*

Kik-Socal, Inc. ("KIK") is the present owner of the property. KIK acquired the stock of T-Chem Products, Inc. ("T-Chem") in 1999. T-Chem acquired the property and assets located at 9028 Dice Road in Santa Fe Springs, California in an asset purchase that was effective on June 1, 1992. A copy of the deed record is attached as **Exhibit A**.

3. *If you are the current or past owner (including in the form of T-Chem Products, Inc.) of the Property, and if at any time during your ownership of such address you rented or leased the Property to any individuals or entities, provide the name of such individuals or entities, the respective dates you rented or leased to each individual or entity and a copy of the lease(s), rental agreement(s), and/or any other document(s) governing each leasehold relationship.*

On information and belief, neither KIK nor T-Chem ever rented or leased the Property to other individuals or entities.

4. *Identify all individuals or entities that owned the Property prior to or subsequent to its ownership by Kik-Socal, Inc. and/or T-Chem Products, Inc. and provide the name, address and phone number of those individuals or entities.*

To our knowledge, ownership of the Property prior to June 1, 1992 is as described in **Exhibit B.**

5. *State whether you are currently operating at the Property or have ever operated there in the past. If so, identify the dates you and/or T-Chem Products, Inc. operated at the Property. If you were not the owner of the facility address at any time during your period of operations there, provide a copy of the lease(s), rental agreement(s) or any other document(s) that establish(es) your relationship to the Property.*

KIK is and has been operating at the Property since its acquisition of the stock of T-Chem in 1999. T-Chem operated at the Property from June 1, 1992 until the time of that acquisition. KIK and T-Chem were the owners of the Property during the respective periods in which each operated at the Property. Prior to T-Chem's acquisition of the Property, the Property functioned in a similar type of operation dating back to 1977.

6. *Provide a list of employees who had knowledge of the use and disposal of hazardous substances at the Kik-Socal and/or T-Chem Products, Inc. facility at the Property during the entire time that Kik-Socal and/or T-Chem Products, Inc., or any of its predecessors, successors, subsidiaries, affiliates, contractors, trustees, assigns or agents, was associated with this facility. For each employee listed, provide the following information:*
- a. *The employee's full name;*
  - b. *The employee's current or last known address(es) and telephone number(s), including the last known date on which you believe each address and telephone number was current;*
  - c. *The employee's Social Security Number;*
  - d. *Identify the entire time period that the employee worked at the facility; and*
  - e. *The position(s) the employee held with each business entity during his or her entire period of employment at the facility and the year or years that the employee held each listed position.*

This question includes an inquiry about employees from twenty or more years ago and in that period there have been changes in Property management and corporate ownership. The information provided in this response is based on KIK's current recollections and research and provides the responsive information we have been able to identify after reasonable inquiry. Upon information and belief, in addition to Mr. Brown and Mr. Wetter (identified in response to Question 1 above), the following individuals may have relevant knowledge:

FOIA ex 6, Personal Privacy

Employed March 28, 1991 to May 22, 2000

Production Supervisor

FOIA ex 6, Personal Privacy

Employed March 8, 1985 to present  
Maintenance Manager

FOIA ex 6, Personal Privacy

Employed February 3, 1975 to present  
Maintenance

FOIA ex 6, Personal Privacy

Employed November 7, 1988 to present  
Processing Operator

FOIA ex 6, Personal Privacy

Employed May 1, 1991 to present  
Maintenance Mechanic

FOIA ex 6, Personal Privacy

Employed July 3, 1995 to March 31, 2006 – Deceased  
Production Supervisor, HESS Manager

FOIA ex 6, Personal Privacy

Employed December 2, 1985 to May 20, 1992  
Production Manager

FOIA ex 6, Personal Privacy

Employed September 13, 1976 to June 1, 2002  
Driver, Maintenance Clerk, Procurement Manager

FOIA ex 6, Personal Privacy

Employed October 1982 to present  
Operation Manager, Chief Operating Office, Director Manufacturing – Western Region

FOIA ex 6, Personal Privacy

Employed October 24, 1983 to October 26, 1993  
Maintenance Manager

For some of these individuals, social security numbers are not available to KIK. In other circumstances, social security numbers are not provided due to employee privacy and identity theft concerns. Should that information actually become necessary for EPA to obtain, KIK would be open to further discussions subject to appropriate efforts to protect employee privacy and prevent identity theft concerns.

7. *Identify and explain all of your business operations at the Property, including such information as the size of the facility, number of employees, dates of operation,*

*product(s) manufactured and a description of the daily activities. Include a historical perspective of all changes in operations over time. In addition, provide a scaled map of the facility, which includes the locations of significant buildings and features. Indicate the locations of any maintenance shops, hazardous material or waste storage area(s), machine shops, degreasers, liquid waste tanks, clarifiers, chemical storage tanks and fuel tanks. Provide a physical description of the facility and identify the following:*

- a. Surface structures (e.g., buildings, tanks, containment and/or storage areas, etc.);*
- b. Subsurface structures (e.g., underground tanks, sumps, pits, clarifiers, etc.);*
- c. Groundwater and dry wells, including drilling logs, date(s) of construction or completion, details of construction, uses of the well(s), date(s) the well(s) was/were abandoned, depth to groundwater, depth of well(s) and depth to and of screened intervals;*
- d. Past and present stormwater drainage system and sanitary sewer system, including septic tank(s) and subsurface disposal field(s);*
- e. Any and all additions, demolitions or changes of any kind to physical structures on, under or about the facility or to the property itself (e.g., excavation work), and state the date(s) on which such changes occurred; and*
- f. Indicate the location of all waste storage or waste accumulations areas, waste disposal areas, dumps, leach fields, burn pits and any other disposal locations.*

The KIK facility at the Property is an approximately 100,000 square foot concrete tilt-up structure located on an approximately 7.5-acre tract. The facility has seventy-three (73) full-time employees. Information describing operations at the Property is provided in **Exhibit C** and in the blueprints provided as **Exhibit G**. KIK does not have a "scaled" map of the site, but the documents provided indicate the approximate locations of significant buildings and features including maintenance and storage areas. KIK is unaware of any wells located at the Property except with respect to groundwater testing described in the environmental assessments provided in response to Question 9, below. Additional responsive information about waste storage and disposal is provided in response to Question 8, below.

8. *Have you or T-Chem Products, Inc. ever or do you currently use, manufacture, produce, or generate any hazardous substances/materials/waste in the operations at the Property? If your answer is anything other than an unqualified "no" for the entire period since 1950:*
  - a. Identify the trade or brand name, chemical composition, and quantity used for each chemical or hazardous substance, and the relevant Material Safety Data Sheet for each product, and its period of use;*
  - b. Describe the process in which the hazardous substance is or was used, manufactured, generated or produced (including any current or discontinued processes);*
  - c. The location(s) where each chemical or hazardous substance is or was used, stored and disposed of. In addition, identify the kinds of wastes (e.g., scrap metal,*

- construction debris, motor oil, solvents, waste water), quantities and methods of disposal for each chemical or hazardous substance;*
- d. Describe the waste streams from any process in which any such hazardous substance is, or was used, manufactured, generated or produced;*
  - e. Provide copies of any permits for storage, treatment, or disposal of any waste stream from any process in which any hazardous substance is, or was used, manufactured, generated or produced;*
  - f. Provide copies of all hazardous material business plans and chemical inventory forms (originals and updates) submitted to city, county and/or state agencies; and*
  - g. Provide copies of all manifests governing hazardous substances generated by your operations at the Property.*

MSDS sheets for chemicals used at the Property are provided in **Exhibit D**. The chlorine and caustic products are used in the manufacturing of bleach. The ammonia-related chemicals are used in ammonia batching processes. The softeners, dyes, and perfumes are used in the manufacture of rinse/fabric softeners. None of the products used by KIK appear to involve any of the chemicals identified in the 104(e) letter as contaminants of concern (PCE, freons, TCE, methylene chloride, and 1,1-DCE) with the exception of "Brake Clean" – a solvent contained in small spray cans and used in very limited quantities (approximately 500 oz./year) by KIK in maintenance activities. Additionally, we would note that toluene is only present at the Property in five one-liter containers, four of which are unopened and only one of which has been partially used in the approximately fifteen years since that toluene was purchased.

Documents responsive to Questions 8(b) through (g) describing facility processes, storage, waste generation, and disposal are provided at **Exhibit E**.

- 9. *Provide copies of all technical or analytical environmental information, including, but not limited to, any known releases of hazardous substances to any media (soil, water or air) and any data and documents related to soil, water (ground and surface), geology, hydrogeology, soil sampling, soil gas sampling or air quality on or at the Property. As part of your response, include any and all letters of enforcement from any regulatory agency concerning operations or events at the Property and inspection notes, citizen complaints, letters of enforcement from any regulatory agency and formal notices of violation.*

The following environmental assessment reports are provided in **Exhibit F**:

- A. A copy of laboratory results obtained from an environmental investigation performed in 1989.
- B. A Phase I Environmental Site Assessment performed by Camp Dresser and McKee in 1992.
- C. A Phase II Subsurface Soil Investigation performed by Camp Dresser and McKee in 1992.
- D. A Phase I Environmental Site Assessment performed by Hillmann Environmental Company in 1994.

- E. An Underground Storage Tank Removal Report prepared by CTL Environmental Services in 1995.
- F. A Remediation Activities and Closure Report regarding a 1999 spill of caustic soda.

With the exception of the 1995 removal of a diesel underground storage tank, a 1999 spill of caustic soda which was remediated to the satisfaction of the City of Santa Fe Springs (see responses to Question 10 below), and minor spills of NP-9 Surfactant, Chlorine gas, and caustic, KIK is unaware of any release of hazardous substances originating from the Property and KIK is not in possession of any additional environmental sampling data relating to releases of hazardous substances from the Property. Notices of violation issued in association with these releases in KIK's possession are provided in **Exhibit E**. Analytical data as well as notices of violations from regulatory agencies relating to stormwater quality and other areas are provided in **Exhibit C**.

10. *Provide copies of all information and documentation related to approval of any remediation or cleanup activities conducted during your and T-Chem Products, Inc.'s ownership or operations at the Property.*

The only environmental remediation activities of which KIK is aware with respect to the Property relate to (i) the removal of the Property's 12,000 gallon diesel underground storage tank (as described in the July 18, 1995 "Underground Storage Tank Removal Report" prepared by CTL Environmental Services (provided in **Exhibit F**) and (ii) the remediation of a January 1999 spill of caustic soda from the Property onto the adjacent ProCal facility as noted in a February 23, 1999 remediation closure letter for the event issued by the City of Santa Fe Springs (provided in **Exhibit F**).



# Exhibit A

## ORANGE COAST TITLE

September 25, 2007 02:58:35 pm  
LOS ANGELES COUNTY 2006-07 TAX ROLL

Report Origination ID: 80-OC5-C110

## Customer Service Request

APN 8168-007-029

PAYMENTS AS OF 09/18/2007

TRA 06141 - SANTA FE SPRINGS CITY-67

Legal TEX OF LAND SHOWN AS SBE 872-19-257 D PAR 14 LOTS 3 AND 4 PARCEL MAP AS  
PER BK 48 PG 11 OF P M AND EX OF LAND SHOWN AS SBE 872-19-257 D PAR 14

Situs 9028 DICE RD SANTA FE SPRINGS CA 90670

Mail 9028 DICE RD SANTA FE SPRINGS CA 90670

Acquisition Date 06/01/1992

Assessed Owners T-CHEM PRODUCTS INC

| Assessed     | Values           | Taxes           | 1st Half   | 2nd Half   |
|--------------|------------------|-----------------|------------|------------|
| Land         | 5,176,072        | Status          | ** PAID ** | ** PAID ** |
| Improvements | 3,882,052        | Payment Date    | 11/16/2006 | 03/20/2007 |
|              |                  | Total Tax       |            | 109,180.20 |
|              |                  | Tax Install     | 54,590.10  | 54,590.10  |
|              |                  | Penalty         | 5,459.01   | 5,469.01   |
|              |                  | Balance Due     | .00        | .00        |
| Net          | <u>8,058,124</u> | Total Taxes Due |            | .00        |

## Special Assessments Included In Tax Amounts

| Acct.  | Type             | Description                     | Amount           |
|--------|------------------|---------------------------------|------------------|
| 040.00 | CONS SEWER MAINT | L.A. COUNTY SEWER MAINT         | 7,100.00         |
| 001.70 | TRAUMAVEMERG     | LA COUNTY TRAUMAVEMERGENCY SVCS | 2,880.00         |
| 030.71 | FLOOD CONTROL    | L.A. COUNTY FLOOD CONTROL       | 1,828.97         |
| 036.92 | LA-CO PARK DIST  | LA CO PARK DISTRICT             | 574.84           |
| 250.55 | CITY LTG LNDSCP  | SANTA FE SPRINGS LT & LDSCPE    | 422.77           |
| 315.06 | MWD WSC - 13     | MWD WATER STANDBY CHARGE - 13   | 79.22            |
| 350.71 | CB MWD STDBY CHG | CENTRAL BASIN MWD STANDBY CHG   | 75.90            |
| 061.81 | MOSQUITO ABATE   | SOUTHEAST MOSQ ABATE            | 7.12             |
|        |                  | Total Of Special Assessments    | <u>12,766.62</u> |

## Additional Property Information

| REGION # | USE CODE | ZONE  |
|----------|----------|-------|
| 27       | 3700     | SSM2* |

End Of Report

Oct. 1. 2007 4:58PM

No. 1078 P. 21  
Page 2 of 2

APN 8168-007-029

PAYMENTS AS OF 08/18/2007

Open Orders On File

| Company<br>No. | Title Officer | Order No. | Date |
|----------------|---------------|-----------|------|
|----------------|---------------|-----------|------|

Recording Requested by  
Pacific Title Guaranty Co.

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Manwell and Milton  
101 California Street  
37th Floor  
San Francisco, California 94111  
Attn: Denise Milton, Esq.

RECORDED IN OFFICIAL RECORDS  
RECORDERS OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 2 P.M. JUN 1 1992  
PAST.

92- 990524

|          |   |
|----------|---|
| FEE \$31 | A |
| AENF. 84 | 3 |

921486-01

SURVEY, MONUMENT FEE \$10. CODE 92

8168-7-29

CORPORATION GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EMILCO, INC., a California corporation ("Grantor"), hereby GRANTS to T-CHAM PRODUCTS, INC., a California corporation ("Grantee"), that certain real property described in Exhibit A attached hereto which is located in the City of Santa Fe Springs, County of Los Angeles, State of California, subject to (i) all matters of record as of the date hereof (ii) the estates, interests, defects, liens, encumbrances, objections, exceptions to title and other matters set forth in that certain Asset Purchase Agreement, dated as of May 21, 1992, by and between LKS Manufacturing, Inc., as Seller, and Western States Chemical Supply Corp. and Advent International Corporation, as Buyer, including the Assumed Liabilities (as such term is defined in the Asset Purchase Agreement) and (iii) subject to the limitations set forth in Section 4.5 of such Asset Purchase Agreement, all other imperfections of title, exceptions, objections, claims, liens, defects, easements, charges, encumbrances, covenants, restrictions, leases, tenancies and the like that are or should be apparent from a physical inspection of such real property.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be affixed hereto and this instrument to be executed by its duly authorized officers.

Dated: June 1, 1992

EMILCO, INC., a California corporation

By: [Signature]

Its [Signature]

SURVEY MONUMENT FEE - \$10.00

PROPERTY TRANSFER TAXES 2,291.00 (67) 1111 1111 1111  
☐ Unimproved land ☐ City of \_\_\_\_\_  
☒ Full value of property conveyed, or  
☐ Full value less value of liens or encumbrances existing at time of sale

Craig Martin

JUN 1 1992

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} ss.  
}

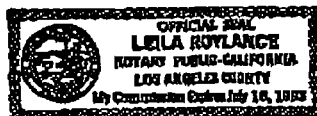
On June 1, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared John Doe and John Doe, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the John Doe and John Doe, respectively, of the Corporation that executed the within instrument and acknowledged to me that each corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature



LC921470.116



## EXHIBIT "A"

That certain real property situate in the City of Santa Fe Springs, County of Los Angeles, State of California, being all of those certain parcels of land designated by the numbers "3" and "4" on PARCEL MAP NO. 3353, filed for record October 11, 1973 in Book 48, page 11 of Parcel Maps in the office of the County Recorder of said County and all of that certain parcel of land designated by the number "2" on PARCEL MAP NO. 6153, filed for record February 19, 1976 in Book 65, page 57 of Parcel Maps in the office of said County Recorder.

EXCEPTING therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein or any part thereof lying between said surface and five hundred (500) feet below said surface.

SUBJECT to easements, covenants, conditions, reservations and restrictions of record.

## **Exhibit B**

# **TITLE CUSTODY REPORT**

**FOR**

**9028 DICE ROAD  
SANTA FE SPRINGS, CA 90670  
(APN 8168-007-029)**

**A GRANT DEED (RECORDED ON 7/28/47 - DOCUMENT NO. 724)**

GRANTOR SUSAN H. JOHNSON, A WIDOW

GRANTEE RUSSELL E. HARRISON AND HILDA H. HARRISON, HUSBAND AND WIFE AS  
JOINT TENANTS

**A JOINT TENANCY GRANT DEED (RECORDED ON 5/11/49 - DOCUMENT NO. 83)**

GRANTOR JAMES MURPHY AND SUSAN W. MURPHY, HIS WIFE

GRANTEE JESS G. ARISPE AND SOCORRO C. ARISPE, HIS WIFE

**A GRANT DEED (RECORDED ON 7/1/55 - DOCUMENT NO. 1325)**

GRANTOR RUSSELL E. HARRISON AND HILDA H. HARRISON, HIS WIFE, AND AGNES  
EARLY RAUEN, WIFE OF THE GRANTEE HEREIN

GRANTEE JOHN B. RAUEN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

**A GRANT DEED (RECORDED ON 7/1/55 - DOCUMENT NO. 2238)**

GRANTOR JESS G. ARISPE AND SOCORRO C. ARISPE, HIS WIFE

GRANTEE JOHN B. RAUEN, A MARRIED MAN

**A GRANT DEED (RECORDED ON 10/9/59 - DOCUMENT NO. 1843)**

GRANTOR JOHN B. RAUEN AND AGNES RAUEN, HUSBAND AND WIFE

GRANTEE UNITED WIRE CORP., A CORPORATION

**A CORPORATION GRANT DEED (RECORDED ON 1/17/63 - DOCUMENT NO. 3835)**

GRANTOR DAVIS WIRE CORPORATION (FORMERLY K.H. DAVIS WIRE AND CABLE  
CORPORATION), A CORPORATION

GRANTEE PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION

**A GRANT DEED (RECORDED ON 3/6/74 - DOCUMENT NO. 2093)**

GRANTOR SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE  
CORPORATION

GRANTEE SOUTHERN PACIFIC COMPANY, A CORPORATION

- continued -



Title Custody Report -- Page Two  
9028 Dice Rd. Santa Fe Springs, CA  
APN 8168-007-029

**A GRANT DEED (RECORDED ON 3/22/74 - DOCUMENT NO. 799)**

GRANTOR SOUTHERN PACIFIC COMPANY, A CORPORATION  
GRANTEE SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY

**A GRANT DEED (RECORDED ON 7/30/76 - DOCUMENT NO. 8246)**

GRANTOR SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS  
CORPORATION  
GRANTEE EMILCO, INC., A CALIFORNIA CORPORATION

**A REPURCHASE OPTION (RECORDED ON 7/30/76 - DOCUMENT NO. 8247)**

OPTIONOR EMILCO, INC., A CALIFORNIA CORPORATION  
OPTIONEE SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS  
CORPORATION

- end -

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES )ss.

On this 10th day of January, A. D. 1941, before me, L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court of the County of Los Angeles, State of California, personally appeared the within named H. L. BYRAM, known to me to be the Tax Collector of said Los Angeles County, whose name is subscribed to the within instrument, and personally known by me to be the person who executed the within instrument and subscribed his name thereto as Tax Collector, and he duly acknowledged to me that he executed the same as such Tax Collector. IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my Official Seal, at my office, in the County of Los Angeles, the day and year in this certificate first above written.

(Seal)

L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court  
By F. B. Murphy, Deputy

#1135 Recorded at request of Grantee JUL 28 1947 10:16 AM.  
Coylist #15, Compared, Name B. Beatty, County Recorder, By  
\$1.00 - 4. Mo.

*R. A. Ke...*

Deputy

ooo,ooo

THIS INDENTURE, Made the 10th day of January, 1941, between H. L. BYRAM, Tax Collector of the County of Los Angeles, State of California, first party, and Frances M. Palmer of the County of Los Angeles, State of California, second party, witnesseth: THAT WHEREAS, The real property hereinafter described was duly sold and conveyed to the State of California for the non-payment of taxes which had been legally levied and which were a lien upon said property under and in accordance with law; and WHEREAS, In conformity with law the State of California, acting by and through H. L. BYRAM, Tax Collector as aforesaid, did offer said property, hereinafter described, for sale at public auction to the highest bidder, at which sale second party became the purchaser of the whole thereof for the sum of Twenty and 11/100 Dollars NOW, THEREFORE, The said first party, in consideration of the premises, and in pursuance of the statute in such case made and provided, does hereby grant to the said second party, his heirs and assigns that certain real property hereinbefore referred to, and situate in the County of Los Angeles, State of California, more particularly described as follows, to-wit: Herald Second Sub., as per Book 3 page 17 of Lis. Surv. Records of Los Angeles County. Lot 43, Block 17. IN WITNESS WHEREOF, Said first party has hereunto set his hand the day and year first above written.

H L Byram Tax Collector of the County of Los Angeles

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES )ss.

On this 10th day of January, A. D. 1941, before me, L. E. LAMPTON, County Clerk, and ex-officio Clerk of the Superior Court of the County of Los Angeles, State of California, personally appeared the within named H. L. BYRAM, known to me to be the Tax Collector of said Los Angeles County, whose name is subscribed to the within instrument, and personally known by me to be the person who executed the within instrument and subscribed his name thereto as Tax Collector, and he duly acknowledged to me that he executed the same as such Tax Collector. IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my Official Seal, at my office, in the County of Los Angeles, the day and year in this certificate first above written.

(Seal)

L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court  
By F. B. Murphy, Deputy

#1136 Recorded at request of Grantee JUL 28 1947 10:16 AM.  
Coylist #15, Compared, Name B. Beatty, County Recorder, By  
\$1.00 - 4. Mo.

*R. A. Ke...*

Deputy

ooo,ooo

USIRS #26.95 cancelled

*2485860*

#### GRANT DEED

IN CONSIDERATION of \$10.00, receipt of which is acknowledged, SUSAN E. JOHNSON, a widow, does hereby grant to RUSSELL E. HARRISON and WILDA E. HARRISON, husband and wife as joint tenants with right of survivorship, the real property in the County of Los Angeles, State of California, described as: That portion of the 236 acre tract of land, known as the Colima Tract, allotted to Jose Sanchez Colima and Nicolas S. Colima by decree of partition entered in Case No. 2542, of the District Court in the 17th Judicial District entitled Eusebio Acuna et al, vs. Nicolas S. Colima et al, in the Rancho Santa Gertrudes, County of Los Angeles, State of California, described as follows: Beginning at a point on the Southeastly line of the land described in the deed from Nicolas S. Colima to Jose S. Colima, recorded in Book 15 page 414 of Deeds, distant 198 feet, more or less, Southerly from the Northeast corner thereof, said point being also the Northeast corner of the land conveyed in the deed from Jose Sanchez Colima and wife to Leander Sleeper and Sarah Sleeper, his wife, recorded in Book 15 page 420 of Deeds; thence along the Northerly line of the land so conveyed to said Sleeper and wife, North 73° 30' East to its intersection with the Southerly line of the right of way of the Southern Pacific Railroad Company; thence Southwesterly along the Southerly line of said right of way to the intersection of the Northeastly line of the tract of land conveyed in the deed from Charlotte Pitman to Albert S. Pitman, recorded in Book 1163 page 187 of Deeds; thence along the Northeastly line of the land so conveyed to Albert S. Pitman, South 55° 35' East 5.53 chains to the

Northeast corner thereof; thence along the Southeastery line of the last mentioned tract of land South  $39^{\circ} 10'$  West 8.67 chains to the intersection of the Northeastery line of the land conveyed in the deed from Martin V. Bowers and wife to H. S. Reavis, recorded in Book 67 page 617 of Deeds; thence along the Northeastery line of the land so conveyed to said Reavis South  $90^{\circ} 30'$  East to its intersection with the Southeastery line of the tract of land conveyed in the deed recorded in Book 13 page 411 of Deeds above referred to; thence along the last mentioned line North  $39^{\circ} 10'$  West to the point of beginning. EXCEPT a strip of land 100 feet in width, included within the right of way of the Pacific Electric Railway Company, described in the deed from Charlotte Pitman to H. E. Huntington, Trustee, (predecessor in interest of Pacific Electric Railway Company) the center line of which right of way is described in the deed recorded in Book 2927 page 14 of Deeds as running from a point on Northwestery line of the property above described distant 532.6 feet, more or less, Northerly from the most Northerly corner of the property conveyed in the deed recorded in Book 1163 page 187 of Deeds, above recited; thence South  $78^{\circ} 14'$  East 1299.03 feet to a point on the Southeastery line of the hereinabove described property distant 520 feet, more or less, Southerly from the Northeastery corner thereof. ALSO EXCEPT any portion of said property falling easterly of a line drawn North  $39^{\circ} 02'$   $30''$  East from a point marked by a two inch iron pipe in the Northeastery line of Los Nietos Avenue (formerly Los Nietos and La Mirada County Road) distant 1755.73 feet, North  $90^{\circ} 04'$   $20''$  West from the intersection of said Northeastery line of Los Nietos Avenue (formerly 6th Street) with the Northwesterly line of "E" Street (now part of Santa Fe Springs and Whittier Road) as said streets are shown on the map of Santa Fe Springs, recorded in Book 26 page 37, Miscellaneous Records of said County. Together with that certain oil and gas lease by and between the Orantor and the Standard Oil Company of California covering the above described real property together with all rights thereunder, which oil and gas lease was recorded February 18, 1946, as Document No. 1531 in Book 22844, Page 74, Official Records of Los Angeles County. Dated this 17 day of June, 1947.

Susan E. Johnson

STATE OF CALIFORNIA COUNTY OF LOS ANGELES ) ss.

On this 17th day of June, 1947, before me, Ruth E. Berry, a Notary Public in and for said County, personally appeared Susan E. Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same. WITNESS my hand and official seal.

Ruth E. Berry Notary Public

(Seal)  
In and for said County and State.

#724 Recorded at request of TITLE INSURANCE & TRUST CO JUL 28 1947 SAN.

Copyist #13, Compared, Name E. Beatty, County Recorder, By

\$1.50 - 10. No.

*R. Berry* (3) Deputy

\*\*\*

Easement  
General

This Agreement, made and entered into this 27th day of June, 1947, by and between Judith H. Goodson and E. Marvin Goodson of Los Angeles, California, party of the first part, which expression shall include his, her or their heirs, executors, administrators, agents or assigns where the context so requires or admits, and Sanford H. Farewell and Dorothy O. Farewell of Los Angeles, California, party of the second part, which expression includes his, her or their heirs, executors, administrators, agents or assigns where the context so requires or admits. Witnesseth: Whereas, the party of the first part owns and has title to that real estate and real property located in City of Los Angeles County of Los Angeles, State of California, described as follows: Lot 3, Tract 798 as per map recorded in Book 16, Pages 34/35 in the office of the County Recorder of said County. And Whereas, the party of the second part desires (Insert here nature and type of easement, right-of-way or right desired by second party) Perpetual easement for ingress and egress and for driveway purposes over said Lot 3. Perpetual easement for all public utilities over said Lot 3. Now, Therefore, it is hereby agreed as follows:

The said party of the first part does hereby grant, assign and set over to the said party of the second part (Insert here nature and type of easement, right-of-way or right granted to second party)

A perpetual easement for ingress and egress and for driveway purposes to the Northeast boundary of Lot 74 of said Tract 798, over said Lot 3. A perpetual easement for all public utilities over, under and upon said Lot 3. The said party of the first part shall fully use and enjoy the aforesaid premises, except as to the rights herein granted; and the said party of the second part hereby agrees to hold and save the said party of the first part harmless from any and all damage arising from his use of the right, easement and right-of-way herein granted and agrees to pay any damage or damages which may arise to the property, premises, or rights of the said party of the first part through second party's use, occupation and possession of the rights herein granted. To have and to hold the said easement, right and right-of-way unto the said party of the second part, his successors or assigns for a period of; and under the specific conditions, restrictions and considerations as follows: NONE In Witness Whereof, the parties have hereunto set their hands and seals this 27th day of June, 1947.

E. Marvin Goodson

Judith H. Goodson

BOOK 30054 PAGE 98

152

25-8361

Exem. No.

Order No.

WHEN RECORDED PLEASE MAIL TO:

California Bank

P. O. Box 1029

San Pedro, Calif.

DOCUMENT No. 152  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.MAY 11 1949 AT 8 A.M.  
BOOK 30054 PAGE 95IN OFFICIAL RECORDS  
County of Los Angeles, CaliforniaFor \$ 3.80  
MADE B. BEATTY, County RecorderBy C. A. Scott DeputyRecorded and compared: MADE B. BEATTY, County Recorder, By J. L. Before Deputy

IN THIS SPACE



## Joint Tenancy Grant Deed

Am. I. R. S. § 17-85

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES MURPHY and SUSAN W. MURPHY, his wife,

GRANT to

do hereby

JESS G. ARISPE and SOCORRO C. ARISPE, his wife,

the real property in the  
State of California, described as:AS JOINT TENANTS,  
County of Los Angeles

That portion of the Colima Tract, Rancho Santa Gertrudes, in the county of Los Angeles and state of California, allotted to Jose Sanchez Colima and Nicholas Colima by decree of partition had in Case No. 2542 District Court, described as follows:

Beginning at a point in the westerly line of said allotment distant North 131° East 12.68 chains from the southwest corner of said allotment, said point being also the northwest corner of a tract of land conveyed to W. S. Reavis, by a deed recorded in book 67 page 617 of Deeds; thence South 50° 50' East along the northerly line of land so conveyed to said Reavis, 5.35 chains; thence North 39° 10' East 8.67 chains to a point in a board fence; thence along the line of said board fence, North 59° 35' West 5.53 chains to the southeasterly line of the right of way of the Whittier Branch of the S. P. L. R. Co.; thence along said right of way, South 60° 20' West 4.50 chains to the westerly line of said allotment; thence South 134° West along said line 3.95 chains to the point of beginning.

EXCEPTING THEREFROM that portion thereof, described as follows:

Beginning at the intersection of the easterly line of Dice Road (40 feet wide) as described in deed recorded in book 3465 page 135 of Deeds with the southeasterly right of way line of the Southern Pacific Railroad Whittier branch; thence along said right of way line, North 60° 49' 40" East 249.18 feet to the most northerly corner of the land conveyed to Albert S. Pitman by deed recorded as Instrument No. 12 on May 17, 1897 in book 1163 page 187 of Deeds; thence South 59° 00' East along the northeasterly line of said land of Albert S. Pitman 366.77 feet to the most easterly corner thereof; thence South 39° 52' 20" West along the southeast line of said land, 30.36 feet; thence North 59° 00' West 344.71 feet; thence South 60° 49' 40" West 259.65 feet to a point in the aforesaid easterly line of Dice Road; thence along said easterly line, North 13° 42' 10" East 40.92 feet to the point of beginning.

ALSO EXCEPTING therefrom a one-half interest in all oil, gas, asphaltum and hydrocarbon substances contained in the above described land, as reserved in the deed from P. G. Simmons, B. A. Bridge and Wyes, to Morrill Holbrook, recorded in book 7151 page 242 of Deeds.

Dated: May 5, 1949

James Murphy  
Susan MurphySTATE OF CALIFORNIA  
COUNTY OF

Los Angeles

SS.

May 7, 1949

Before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
James Murphy and Susan S. MurphyKnown to me to be the person, whose name is, and  
subscribed to the within instrument, and acknowledged that  
they executed the same  
WITNESS my hand and official seal.Small white stamp  
My Commission Expires February 23, 1953

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 83  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.MAY 11 1949 A.M.  
BOOK 30054 PAGE 98  
IN OFFICIAL RECORDS  
County of Los Angeles, California  
Fee \$2.00  
NAME B. BEATTY, County Recorder  
By A. LOVETT Deputy

Filed and compared: NAME B. BEATTY, County Recorder, By J. Lefevre Deputy

Register No. 98646

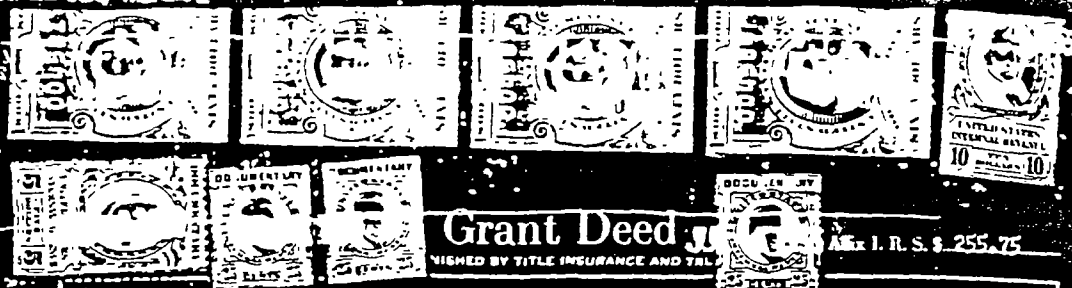
## Full Reconveyance

WHEREAS, CALIFORNIA TRUST COMPANY, a corporation of Los Angeles, California, as  
Trustee under Deed of Trust dated March 9, 1948, made by  
GEORGE A. LOVETT & FLORENCE A. LOVETT, Trustor,  
and recorded March 11, 1948, in Book 26671, Page 266  
of Official Records in the office of the Recorder of Los Angeles County, Californiahas received from Beneficiary thereunder a written request to reconvey, reciting that all sums se-  
cured by said Deed of Trust have been fully paid and that said Deed of Trust and the note or notes  
secured thereby have been surrendered to said Trustee for cancellation;NOW THEREFORE, in accordance with said request and the provisions of said Deed of Trust  
CALIFORNIA TRUST COMPANY, as Trustee, does hereby reconvey, without warranty, to THE  
PERSON OR PERSONS LEGALLY ENTITLED THERETO, the estate now held by it there-  
under.IN WITNESS WHEREOF, CALIFORNIA TRUST COMPANY, as Trustee, has caused its cor-  
porate name to be signed thereto by its duly authorized officer, this 15 day of  
April, 1949CALIFORNIA TRUST COMPANY, as Trustee  
By *Paul Cook*  
Assistant SecretarySTATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 15 day of April, 1949, before me, the undersigned

Notary Public in and for said County, personally appeared H. N. KOCH  
known to me to be the Assistant Secretary of CALIFORNIA TRUST COMPANY, the corporation that executed the  
foregoing instrument as Trustee, and known to me to be the person who executed the same on behalf of the corpora-  
tion therein named, and acknowledged to me that such corporation executed the same as Trustee.  
WITNESS my hand and official seal.*Arthur L. Brooks*  
Notary Public in and for said County and State.

My Commission Expires March 27, 1953



## Grant Deed

AMERICAN R. S. § 255.75

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RUSSELL E. HARRISON and HILDA H. HARRISON, his wife, and AGNES EARLY RAUEN, wife of the grantee herein

hereby GRANT(S) to

JOHN B. RAUEN, a married man, as his sole and separate property

the following described real property in the state of California, county of Los Angeles

Attached to and a part of this instrument

### DESCRIPTION

Parcel 1: That portion of the 220 acre tract of land known as the Colima Tract, in the County of Los Angeles, state of California, in Rancho Santa Gertrudes, allotted to Jose Sanchez Colima and Nicholas C. Colima, by decree of partition entered in Case No. 2542, of the District Court of the 17th Judicial District of said county, described as follows:

Beginning at a point on the southeasterly line of the last described in the deed from Nicholas S. Colima to Jose S. Colima, recorded in book 15 page 414 of Deeds, distant 198 feet, more or less, southerly from the northeast corner thereof, said point being also the northeast corner of the land conveyed in the deed from Jose Sanchez Colima and wife, to Leander Sleeper and Sarah Sleeper, his wife, recorded in book 15 page 420 of Deeds; thence along the northerly line of the land so conveyed to said Sleeper and wife, North 73° 30' West to its intersection with the southerly line of the right of way of the Southern Pacific Railroad Company; thence southwesterly, along the southerly line of said right of way to the intersection of the northeasterly line of the tract of land conveyed in the deed from Charlotte Pitman to Albert S. Pitman, recorded in book 1163 page 187 of Deeds; thence along the northeasterly line of the land so conveyed to said Albert S. Pitman, South 59° 35' East, 3.53 chains to the northeast corner thereof; thence along the southeasterly line of the last mentioned tract of land, South 39° 10' West, 8.17 chains to the intersection of the northeasterly line of the land conveyed in the deed from Martin V. Bowers and wife to W. S. Feavis, recorded in book 67 page 117 of Deeds; thence along the northeasterly line of the land so conveyed to said Feavis, South 50° 30' East to its intersection with the southeasterly line of the tract of land conveyed in the deed recorded in book 15 page 414 of Deeds, above referred to; thence along the last mentioned line, North 35° 30' East to the point of beginning.

EXCEPT a strip of land 100 feet in width, included within the right of way of the Pacific Electric Railway Company, described in the deed from Charlotte Pitman to H. E. Huntington, trustee, (predecessor in

interest of Pacific Electric Railway Company), the center line of which right of way is described in the deed recorded in book 2927 page 14 of Deeds, as running from a point on the northwesterly line of the property above described, distant 532.6 feet, more or less, northerly from the most northerly corner of the property conveyed in the deed recorded in book 1163 page 137 of Deeds, above recited; thence South 76° 34' East, 1299.05 feet to a point on the southeasterly line of the hereinabove described property, distant 520 feet, more or less, southerly from the northeasterly corner thereof.

ALSO EXCEPT any portion of said property falling easterly of a line drawn North 39° 02' 30" East from a point marked by a two inch iron pipe in the north-easterly line of Los Nietos Avenue (formerly Los Nietos and La Mirada County Road), distant 1745.73 feet, North 53° 04' 20" West from the intersection of said northeasterly line of Los Nietos Avenue, (formerly 10th Street), with the northwesterly line of "L" Street, (now part of Santa Fe Springs and Whittier Road), as said streets are shown on the map of Santa Fe Springs, recorded in book 20 page 37 of Miscellaneous Records of said county.

EXCEPTING AND RESERVING unto the grantors, Russell E. Harrison and Hilda E. Harrison, his wife, their heirs, successors, an. assigns an undivided one-half interest in and to all oil, gas, and other hydrocarbon substances and the minerals in, under and that may be produced from Parcel 1, described hereinbefore for a period of 10 years from date hereof, or for as long thereafter as any oil, gas, minerals or other hydrocarbon substances are being produced from said land or from any community oil and gas lease of which said land is a part, but without right of entry however to a depth of 500 feet.

Parcel 2: That portion of the 335 acre tract of land known as the Polina Tract, in the county of Los Angeles, state of California, in said land described, allotted to Jose Polina, Polina and Nicholas S. Polina, by decree of partition entered in Case No. 2542 of the District Court of the 17th Judicial District of said county, described as follows:

beginning at the intersection of the easterly line of Rice Road (40 feet wide) as described in deed recorded in book 24 3 page 135 of Deeds, in the office of the recorder of said county, with the southeasterly line of the right of way of the Southern Pacific Railroad Whittier Branch; thence along said right of way line North 67° 43' 45" East 249.16 feet to the most northerly corner of the land conveyed to Albert S. Pitman, by deed recorded in book 11 3 page 137 of Deeds; thence South 13° 41' East along the northwesterly line of said land of Albert S. Pitman 247 feet to the most northerly corner thereof; thence South 30° 30' East along the southeasterly line of said land 301.3 feet; thence North 39° 17' East 344.71 feet; thence South 31° 17' West 259.5 feet to a point in the aforesaid easterly line of Rice Road; thence along said easterly line North 13° 43' 10" East 40.82 feet to the point of beginning.

EX-18436 PAGE 20

EXCEPT therefrom one-half of all oil, gas, asphaltum and hydro-carbon substances, as reserved by F. G. Simmons and B. A. Bridge, both married men, by deed dated January 23, 1920, recorded in book 7151 page 41 of Deeds.

*Hilda M. Harrison*

May 26, 1955

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

On May 26, 1955

before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
Russell E. Harrison and  
Hilda M. Harrison

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public in and for said County and State

WHEN RECORDED MAIL TO

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 1355  
RECORDED AT REQUEST OF  
TITLE INSURANCE & TRUST CO.  
JUL 1 1955 AT 4 A.M.  
EX-18236 RE-124  
IN OFFICIAL RECORDS  
County of Los Angeles, California  
Fee \$ 1.00  
NAME & SEAL of my Recorder  
By *[Signature]* Deputy

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

On May 26, 1955  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
Russell E. Harrison and  
Hilda M. Harrison

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) *[Signature]*  
Notary Public in and for said County and State

EX-18236  
From 333 7 46 (Individual)

recorded and compared: NAME B. BEATTY, County Recorder, By *D. P. Smith* Deputy





IE STAMPS IN THIS SPACE

# Grant Deed

AMERICAN S. 38.50

78 12 14

FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:

JESS G. ARISPE and SOCORRO C. ARISPE, his wife,

Do hereby GRANT unto

JESSE B. RIFE, a married man

the following described property in the State of California, County of Los Angeles

ATTACHED AND A PART OF THIS INSTRUMENT

That portion of the Colima Tract, Rancho Santa Gertrudes, allotted to Jose San Juan Colima, by decree of partition and in Case No. 3512 District Court, described as follows:

Beginning at a point in the westerly line of said allotment distant North 13° West 12.68 chains from the southwest corner of said allotment, said point being also the northwest corner of a tract of land conveyed to W. S. Harris, by a deed recorded in Book 67 Page 417 of Deeds; thence South 53° 59' East along the north line of said land conveyed to said Harris, 5.35 chains; thence North 39° 10' East 8.17 chains to a point in a land fence; thence along the line of said land fence, North 79° 35' West 5.33 chains to the southeasterly line of the right of way of the Southern Branch of the Southern Pacific Railroad Company; thence along said right of way, South 40° 20' West 3.50 chains to the westerly line of said allotment; thence South 13° West along said line 3.05 chains to a point of beginning.

That portion of said tract of land, described as follows:

Beginning at the intersection of the easterly line of Rice Road (40 feet wide) as shown on a map of said tract in Book 129 Page 13 of Deeds with the southeasterly line of said tract, thence along said line to the intersection of the easterly line of said tract with the line of said tract conveyed to Albert S. Pittman by deed recorded as Instrument No. 19, on 5-12-1907, in Book 1169 Page 147 of Deeds; thence South 59° 00' West along the northwesterly line of said land of Albert S. Pittman, 260.77 feet to the most easterly corner of said land; thence South 39° 52' 20" West along the southeast line of said land, 30.36 feet; thence North 59° 00' West 311.71 feet; thence South 60° 17' 12" West 259.07 feet to a point in the aforesaid easterly line of Rice Road; thence along said easterly line North 13° 42' 10" East 40.92 feet to a point of beginning.

Also HEREBY GRANT from a one-half interest in all oil, gas, and minerals and production of same contained in the above described land, to be received in the deed from E. A. Birmingham, A. Bridge and wires, and will be paid, recorded in Book 7151 Page 4 of Deeds.

*Jesse B. Rife*  
*Socorro C. Arispe*

June 27, 1955

STATE OF CALIFORNIA  
COUNTY OF

Los Angeles

June 28, 1955

On June 28, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
**Jess G. Arispe and Socorro C. Arispe,**

known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public in and for said County and State

WHEN RECORDED PAGE 273

1321 Arispe Road  
Tule Order No. 1321  
Estate of Jess G. Arispe

*Jess G. Arispe*  
*Socorro C. Arispe*

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 2236  
RECORDED AT REQUEST OF  
TITLE INSURANCE CO.  
JUL 7 1955  
PG 16211 PG 267  
IN OFFICE OF  
COUNTY CLERK  
LOS ANGELES  
FEE \$  
MANUAL \$  
INDEX \$

Check and compared: **MARIE B. BEATTY**, County Recorder, By *[Signature]* Deputy.

Nº 150179

### Full Reconveyance

WHEREAS, CALIFORNIA BANK, Trustee, of and for the County of Los Angeles, California, has received from the undersigned a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid and that said Deed of Trust and the note or notes secured thereby have been surrendered to said Trustee for cancellation;

NOW THEREFORE, in accordance with said request and the provisions of said Deed of Trust CALIFORNIA BANK, Trustee, does hereby reconvey, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THEREBY, the premises described in the within instrument.

IN WITNESS WHEREOF, CALIFORNIA BANK, Trustee, has caused its corporate name to be signed and its duly authorized officer to sign this

CALIFORNIA BANK, Trustee

By *[Signature]*  
Assistant Secretary

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 28th day of June, 1955, before me the undersigned Notary Public in and for said County, personally appeared **M. V. Brock**

known to me to be the Assistant Secretary of CALIFORNIA BANK, the corporation that is the owner of the premises described in the within instrument, and known to me to be the person who executed the same on behalf of the corporation therein named, and advised me that such corporation executed the same as Trustee.

WITNESS my hand and official seal.

*Robert T. Brooks*  
Notary Public in and for said County and State

My Comm. Expires 12-31-57

1843

125 537.90

BOOK 0629 PAGE 81

## GRANT DEED

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
FOR TITLE INSURANCE & TRUST CO.

OCT 9 1959 AT 8 A.M.

RAY E. LEE, County Recorder

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN B. RAUEN and AGNES RAUEN, husband and wife,

hereby GRANT to UNITED WIRE CORP., a corporation,

the following described real property in the City of Santa Fe Springs,  
County of Los Angeles, State of California:FEE  
\$2.80  
20

## PARCEL 1:

That portion of the Rancho Santa Gertrudes, in the City of  
Santa Fe Springs, County of Los Angeles, State of California,  
described as follows:

Beginning at the most northerly corner of the land shown as  
Parcel 7 on the Record of Survey filed in Book 17 of  
Record of Surveys, in the office of the County Recorder of  
said County; thence along the northeasterly lines of Parcels  
and 6 as shown on said Record of Survey South 00° 01' 00"  
East 1310.00 feet to the northwesterly line of the land described  
as Parcel 1 in the deed to Sotain Company, recorded on January  
11, 1900 as Instrument No. 1621 in Book 40004 Page 14 of Official  
Records, in the office of said County Recorder; thence along said  
northwesterly line North 30° 02' 28" East 134.75 feet to the southerly  
line of the 100.00 foot right of way of the Pacific Electric Railway;  
thence along said southerly line North 70° 01' 00" West 123.23  
feet to the northeasterly corner of the land described as Parcel 2 in  
the deed to Pacific Clay Products recorded on March 10, 1900 as Instrument  
No. 1301 in Book 5-36 Page 21 of said Official Records, said northeasterly  
corner being distant easterly along the southerly line of said 100.00 foot  
right of way 111.00 feet from the center line of the 100.00 foot right of  
way, Whittier Branch, of the Southern Pacific Railroad Company; thence South  
110° 49' 00" West 70.00 feet; thence parallel with said southerly line North  
70° 01' 00" West 607.00 feet to the easterly line of Dine Road, 40.00 feet  
wide; thence along said easterly line South 110° 44' 30" West to an angle  
point therein; thence continuing along said easterly line South 130° 42'  
27" West to the point of beginning.

EXCEPTING therefrom that portion of said land lying within said 100.00 foot  
right of way, Whittier Branch, of the Southern Pacific Railroad Company.ALSO EXCEPTING therefrom all oil, gas, and other hydro-carbon substances  
in and under said land.

It is expressly agreed and understood that the grantor herein shall have  
no right of surface entry upon or through the hereinabove described parcel  
of land except below a depth of 500 feet below the present surface thereof  
for the extraction, development or production of any of the oils, gases  
and other hydrocarbon substances hereinbefore excepted of which said grantor  
has title thereto.

## PARCEL 2:

A non-exclusive right-of-way and easement for ingress and egress over,  
along and across the following described real property in the State of  
California, County of Los Angeles:

That portion of the 236 acre tract of land known as the Colima Tract, in the county of Los Angeles, state of California, in Rancho Santa Gertrudes, allotted to Jose Sanchez Colima and Nicholas S. Colima, by decree of partition entered in Case No. 2542 of District Court of the 17th. Judicial District of said county, described as follows:

Beginning at the intersection of the easterly line of Dice Road, 40 feet wide, with a line parallel with and 40 feet southerly measured at right angles from the westerly prolongation of the center line right of way of the Pacific Electric Railway Company, 100 feet wide, described in the deed from Charlotte Pitman to H. E. Huntington, Trustee, recorded on November 20, 1906 as Instrument No. 72 in Book 2927 Page 14 of Deeds, records of said county; thence easterly along the said parallel line to the northwesterly line of the lands of Whittier Branch of the Southern Pacific Railroad Company; thence southwesterly along the said northwesterly line to a line parallel with and 0 feet southerly from said center line; then easterly along the last mentioned parallel line, to a point thereon 11 feet easterly from the center line of the said lands of the Whittier Branch of the Southern Pacific Railroad Company; thence southerly at right angles to the said first mentioned center line, a distance of 70 feet; thence westerly parallel with the said first mentioned center line to the easterly line of Dice Road; thence northerly thereon to the point of beginning.

EXCEPT from the above described land that portion included within the lines of the land of Whittier Branch of the Southern Pacific Railroad Company.

SUBJECT TO:

- 1.) All taxes for the fiscal year 1959-1960, a lien not yet payable.
- 2.) Covenants, conditions, restrictions and easements of record.

Dated: September 28, 1959

JOHN B. RAUEN

AGNES RAUEN

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS.

On October 2nd 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN B. RAUEN and AGNES RAUEN, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(SEAL)

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



3835

## CORPORATION GRANT DEED

BKD 1889 PC 521

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVIS WIRE CORPORATION (formerly K. H. Davis Wire and Cable Corporation), a corporation organized under the laws of the State of California, hereby GRANTS to PACIFIC ELECTRIC RAILWAY COMPANY, a corporation, the following described real property in the County of Los Angeles State of California:

That portion of the Colima Tract, in the Rancho Santa Gertrudes, in the City of Santa Fe Springs, County of Los Angeles, State of California, described as follows:

FEE  
\$2.80  
88

Beginning at the most northerly corner of the land shown as Parcel 7 on map filed in Book 50, Page 17 of Record of Surveys, in the office of the County Recorder of said county; thence along the north-easterly lines of Parcels 7 and 6 as shown on said map, South 50° 01' 53" East, 1316.00 feet to the northwesterly line of the land described as Parcel No. 1 in the deed to Sotin Company, recorded on January 5, 1956, as Instrument No. 1621, in Book 49964, Page 184 of Official Records, in the office of said county recorder; thence along said northwesterly line North 39° 02' 28" East, 1558.78 feet to the southerly boundary of the 100-foot wide strip of land described in the deed to H. L. Huntington, Trustee, recorded on November 20, 1906, in Book 2927, Page 14 of Deeds, in the office of said county recorder; thence along said southerly boundary North 78° 01' 00" West, 1330.85 feet to the southeasterly line of the 50-foot wide strip of land described in the deed to the Pacific Electric Land Company, recorded on September 29, 1947, in Book 24960, Page 366 of said Official Records; thence north-easterly along said southeasterly line to the easterly prolongation of the southerly line of the 80-foot wide strip of land described in the deed to H. L. Huntington, Trustee, recorded on November 28, 1906, in Book 2914, Page 76 of said Deeds; thence westerly along said easterly prolongation and along said southerly line to the intersection thereof with a line that is parallel with and distant 20 feet easterly, measured at right angles, from that certain course having a length of 1083.10 feet in the center line of Dice Road, 40 feet wide, as said center line is described in the deed of easement to the County of Los Angeles, recorded on October 12, 1908, in Book 3468, Page 290 of said Deeds; thence southerly along said parallel line and its southerly prolongation to the intersection thereof with the northerly prolongation of a line that is parallel with and distant 20 feet easterly, measured at right angles, from that certain course having a length of 1184.67 feet in said center line of Dice Road; thence southerly along said northerly prolongation and along said last mentioned parallel line to the point of beginning; containing an area of 40.065 acres, more or less.

RESERVING a non-exclusive right-of-way and easement for ingress and egress over, along and across that portion of the hereinabove described parcel of land, bounded on the south by a line that is parallel with and distant 30.00 feet southerly, measured at right angles, from the southerly boundary and its westerly prolongation, of the hereinabove mentioned 100-foot wide strip of land, and bounded on the east by a line having a bearing of South 11° 59' 00" West and passing through a point in that certain course having a bearing and length of North 78° 01' 00" West, 1330.85 feet in the northerly boundary of the hereinabove described parcel of land, said last mentioned point being distant South 78° 01' 00" East, along said last mentioned

RECORDED IN  
OFFICE OF

-1-

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY CALIF.

20 JAN 17 11 AM 1963

RAY E. LEE, County Recorder

1 course and its westerly prolongation, 115.00 feet from the inter-  
 2 section thereof with the center line of the heretofore mentioned  
 3 50-foot wide strip of land.

4 Excepting therefrom that portion of the southerly 10 feet lying  
 5 within the boundaries of said 50-foot wide strip of land.

6 SUBJECT TO:

- 7 1.) All taxes for the fiscal year 1962-1963.  
 8 2.) Covenants, conditions, restrictions and easements of record.

9 IN WITNESS WHEREOF, said corporation has caused its corporate name  
 10 and seal to be affixed hereto and this instrument to be executed by its  
 11 President and Secretary thereunto duly authorized.

12 Dated: January 18, 1963

DAVIS WIRE CORPORATION  
 (formerly K. H. Davis Wire &  
 Cable Corporation)

By: [Signature]  
 President

By: [Signature]  
 Secretary

14 STATE OF CALIFORNIA )  
 15 ) SS.  
 16 COUNTY OF LOS ANGELES )

17 On January 17, 1963, before me the undersigned, a

18 Notary Public in and for said County and State, personally appeared

19 Robert H. Davis, known to me to be the President and Orville L.

20 Marlett, known to me to be the Secretary of the corporation that

21 executed the within Instrument, known to me to be the persons who

22 executed the within Instrument on behalf of the corporation therein named,

23 and acknowledged to me that such corporation executed the within Instrument

24 pursuant to its By-laws or a resolution of its Board of Directors.

25 WITNESS my hand and official seal.

26 [Signature]  
 27 G. M. HENSLEY  
 MY COMMISSION EXPIRES FEB. 1, 1968

28 Notary Public in and for said  
 29 County and State  
 30  
 31  
 32

WILL INSURANCE & TRUST CO  
Southern Pacific Transportation Company  
One Market Street  
San Francisco, California 94105

06191583

AND WHEN RECORDED MAIL TO

2093

Name Southern Pacific Company  
Street One Market Street  
City San Francisco, California 94105  
State  
Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FEE  
\$4  
21

SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation,  
herein termed "Grantor", hereby grants to SOUTHERN PACIFIC COMPANY,  
a corporation, herein termed "Grantee", that certain real property  
more particularly described in Annex A. attached and hereby made a  
part hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed  
this 21st day of January, 1974.

SOUTHERN PACIFIC  
TRANSPORTATION COMPANY

By [Signature]  
(Title) VICE PRESIDENT

Attest [Signature]  
Assistant Secretary

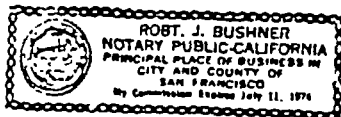
MAIL TAX \$  
CHIEFS TO

RECEIVED  
None Due  
R. J. Bushner, T. L. Y. Co., AS. BY S. P. Co.  
S. P. Co. 1010 MARKET STREET, SAN FRANCISCO, CALIF.

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
MIN. 41 PAST 9 AM MAR 6 1974  
Recorder's Office

STATE OF CALIFORNIA  
City and County of San Francisco

On this 21st day of MARCH in the year One Thousand Nine Hundred and Seventy FOUR  
before me, ROBT J BUSHNER, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared  
(One Market St)  
L. E. Hoyt and A. G. Richards known to me to be the Vice President and Assistant Secretary, respectively, of the corporation described in and that executed the within instrument,  
and also known to me to be the persons who executed it on behalf of the corporation therein  
named and they acknowledged to me that such corporation executed the same.



Corporation

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
at my office in the City and County of San Francisco, the day and year in this certificate first  
above written.  
[Signature]  
Notary Public in and for the City and County of San Francisco, State of California.

My Commission Expires July 11, 1974



ANNEX A

Those portions of land situate in the City of Santa Fe Springs, County of Los Angeles, State of California, described as follows:

PARCEL A

Parcels 1-6, both inclusive of Parcel Map No. 3393, as per map recorded October 11, 1973 in Book 48 of Maps, Page 11, Records of said County, together with grantor's right, title and interest in and to the land underlying Sorensen Avenue, Dice Road and Altamar Place abutting said Parcels 1-6.

PARCEL B

Parcel 2 of Parcel Map No. 1646, as per map recorded August 3, 1970 in Book 27 of Maps, Page 2, Records of Los Angeles County, together with grantor's right, title and interest in and to the land underlying Sorensen Avenue, abutting said Parcel 2.

PARCEL C

That portion of land of Southern Pacific Transportation Company bounded southwesterly by the center line of Sorensen Avenue, northerly by the southerly line of that certain 100 foot wide strip of land, deeded to H. F. Huntington, Trustee recorded on November 20, 1906 in Book 2927 of Deeds, Page 14, Records of said County, and easterly by northwesterly line of land described as Parcel 1 in the deed to Sotein Company, recorded on January 5, 1956 as Instrument No. 1621 in Book 49964 of Official Records, Page 184, Records of said County.



RECORDING REQUESTED BY

RL - 6/25/76 - VI - 43080/311

07186 227

481348 - 12022  
TITLE INSURANCE & TRUST CO.

AND WHEN RECORDED MAIL TO

8246

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
27 MIN. 4 P.M. JUL 30 1976  
Recorder's Office

Name EMILCO, INC.  
Street c/o Lucky Stores, Inc.  
Address 6565 Knott Avenue  
City Buena Park, Calif. 91620  
State ATTN: Mr. R. L. Frandsen,  
Zip Real Estate Manager

FEB  
\$4  
2M

SPACE ABOVE THIS LINE FOR RECORDING USE  
DOCUMENTARY TRANSFER TAX \$ 473.55  
*Juan J. Garcia*  
COMPLETED ON DATE VALUE OF PROPERTY CONVEYED  
SIGNED - PARTY OR AGENT FIRM NAME

GRANT DEED

SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, a Texas corporation, Grantor, hereby grants to EMILCO, INC., a California corporation, Grantee, that certain real property situated in the County of Los Angeles, State of California, and more particularly described in Exhibit A, attached and hereby made a part hereof.

This grant is expressly made subject to the following conditions subsequent:

- (1) That exterior walls fronting public streets or view of public streets of all buildings erected on said property shall be concrete, brick or equally substantial masonry type construction material.
- (2) That buildings are to be located as required by municipal codes and ordinances.
- (3) That outside storage will be permitted only if adequately screened by location of building and/or masonry block wall, in a manner acceptable to both the municipality and Grantor. It is understood that part of the operation will include a tank farm storage-mixing operation; The tanks must be placed with the City's approval.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 30th day of June, 1976.

SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT  
COMPANY

By *R. L. Frandsen*  
(Title) President  
Attest *J. J. Garcia*  
Assistant Secretary

Mail Tax Statements to Return Address Above

STATE OF CALIFORNIA  
City and County of San Francisco }

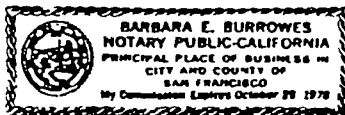
On this 13<sup>th</sup> day of July  
before me, BARBARA E. BURROWES, Notary Public in and for the City and County of San Francisco, State of California, personally appeared  
(One Market St.)

In the year One Thousand Nine Hundred and Seventy

07186pc228

Six

O. C. Linde and ~~James M. Linde~~, known to me to be the President and Secretary, respectively of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein and they acknowledged to me that such corporation executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

Barbara E. Burrowes

Notary Public in and for the City and County of San Francisco, State of California.

Corporation

My Commission Expires October 29, 1978

Sale to T-tem Products Co. Santa Fe Springs (Dice)

MC  
4-15-76  
07186-229

EXHIBIT "A"

That certain real property situate in the City of Santa Fe Springs, County of Los Angeles, State of California, being all of those certain parcels of land designated by the numbers "3" and "4" on PARCEL MAP NO. 3391, filed for record October 11, 1973 in Book 48, page 11 of Parcel Maps in the office of the County Recorder of said County and all of that certain parcel of land designated by the number "2" on PARCEL MAP NO. 6253, filed for record February 19, 1976 in Book 65, page 57 of Parcel Maps in the office of said County Recorder.

EXCEPTING therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof; provided, however, that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein or any part thereof lying between said surface and five hundred (500) feet below said surface.

SUBJECT to easements, covenants, conditions, reservations and restrictions of record.

RECORDER'S MEMO:  
POOR RECORD IS DUE TO  
QUALITY OF ORIGINAL DOCUMENT

END OF RECORDED DOCUMENT

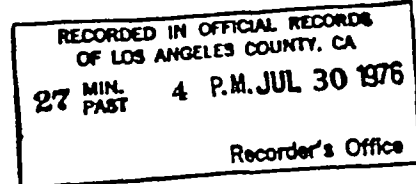
7481348-D.R.665  
TITLE INSURANCE AND TRUST COMPANY

8247

BK M5422K943

AND WHEN RECORDED MAIL TO

Name SOUTHERN PACIFIC INDUSTRIAL  
Street DEVELOPMENT COMPANY  
Address P. O. Box 38214  
City San Francisco, Calif. 94138  
State  
Zip ATTN: J. L. Betz, Treasurer



SPACE ABOVE THIS LINE FOR RECORDER'S USE

REPURCHASE OPTION  
(Short Form)



THIS OPTION, made this 26th day of July, 1976,  
from EMILCO, INC., a California corporation, Optionor, to SOUTHERN  
PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, a Texas corporation, Optionee;

## WITNESSETH:

That Optionor hereby grants to Optionee the exclusive option to  
purchase the real property described in Exhibit A, attached and hereby  
made a part hereof.

Reference is made to that certain option of even date herewith  
between these same parties for the terms and conditions governing this  
option, which terms and conditions are by reference hereby made parts  
hereof.

IN WITNESS WHEREOF, Optionor has caused these presents to be  
executed as of the day and year first herein written.

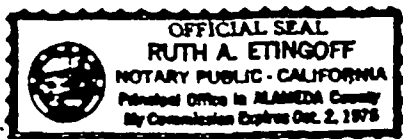
EMILCO INC., a California corporation  
By [Signature]  
(Title) VICE PRESIDENT  
By [Signature]  
(Title) LOWEN  
SECRETARY

(SEAL)

To Be Notarially Acknowledged

State of California  
County of Alameda

} SS



CORPORATION ACKNOWLEDGMENT

Form No. 351 11-71

BK M5422PC944

On this 26 day of July in the year One Thousand Nine Hundred 76  
before me Ruth A. Etingoff a Notary Public in and for the  
County of Alameda, State of California, residing therein, duly commissioned and sworn,  
personally appeared R. C. Biagi known to me  
to be the Vice President and I. Owen

known to me to be the \_\_\_\_\_ Secretary of the Corporation that executed the  
within instrument and the officers who executed the within instrument on behalf of the  
Corporation therein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day  
and year in this certificate first above written.

Ruth A. Etingoff NOTARY PUBLIC  
In and for the County of Alameda, State of California

Sale to T-tem Products Co. Santa Fe S<sub>r</sub>ings (Dic4)

BK M5422pc945

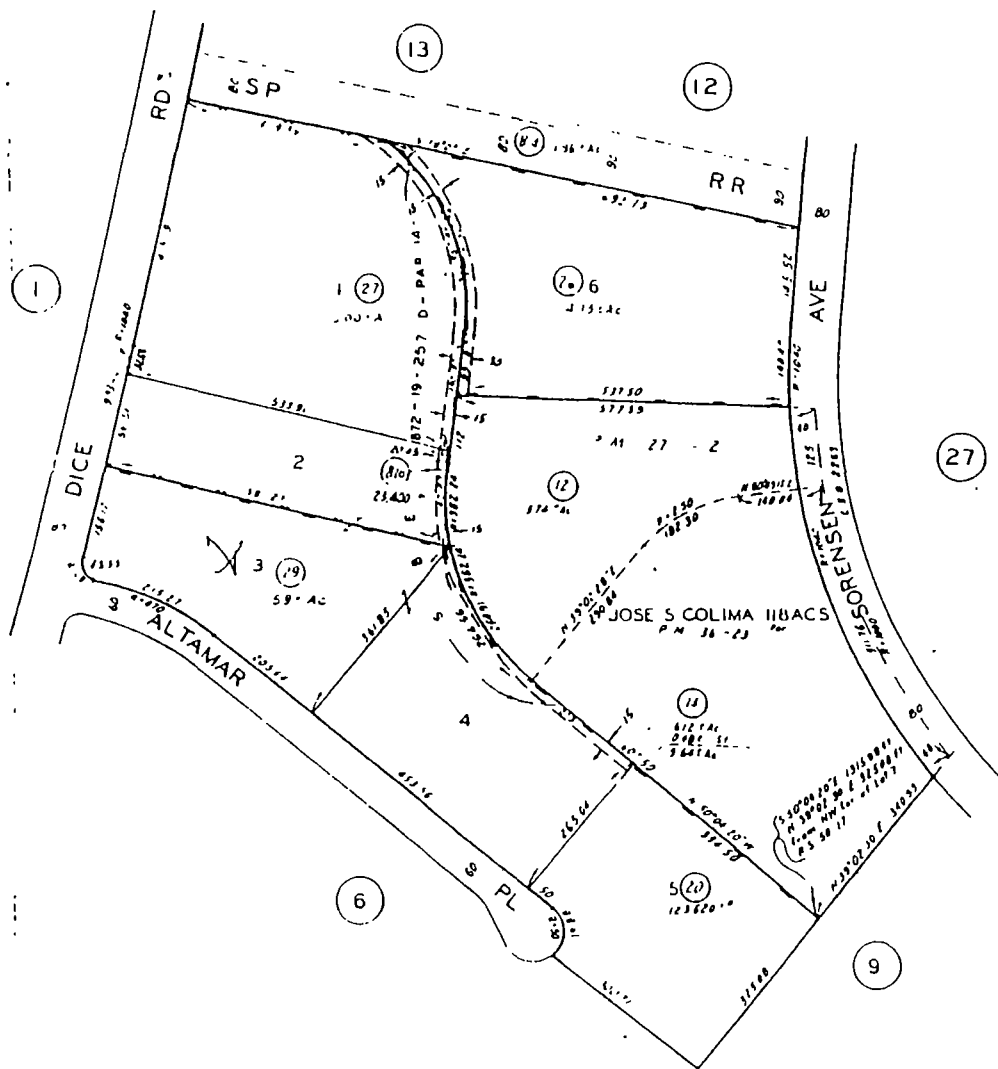
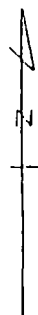
MC  
415-76

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168 7  
11 200

1984



CODE  
6141

COLIMA TRACT IN RANCHO SANTA GERTRUDES  
SCC 4367 CF 157

PARCEL\_MAP\_ \_ \_ \_ P.M. 48-11

FOR PREP. ASST. 111

ASSESSOR'S MAP  
-11